

RESOLUTION
Of
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF REDEVELOPERS FOR RE-USE PARCEL 31 IN THE
SOUTH END URBAN RENEWAL AREA, AND RELATED MATTERS.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, pursuant to authorization of the Authority, Re-use Parcel 31 in said project has been publicly advertised, and of the respondents to said advertising, those listed on the attached sheet are financially sound and all but one are displacees as the result of public action, which creates a development priority under said plan, and

WHEREAS, a tentative diagrammatic site plan has been developed by the Authority's Design Department, which site plan is attached to this Resolution, and shows an approximate allocation of area in said Re-use Parcel between said listed redevelopers,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. The redevelopers listed on the attached sheet be and hereby are tentatively designated as redevelopers for Parcel 31, each to be allocated an area of land of the approximate size indicated on said site plan, subject, however, to:

- (a) Acceptance by the redevelopers of the general space conservation and design objective features of the Authority's staff-prepared site plan.
 - (b) Appointment by the redevelopers of a single, coordinating architect.
 - (c) Submission within one hundred twenty (120) days of the first stage architectural submission (site plan and elevations).
 - (d) Publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of land price by the Authority and HUD.
2. Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
 3. It is hereby determined that the said redevelopers possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
 4. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(3) of the Housing Act of 1949, as amended.

PARCEL 31
SOUTH END PROJECT
RECOMMENDED REDEVELOPERS

NO.	NAME	TYPE OF BUSINESS	PROPOSAL	LAND AREA ALLOCATED BY TENTATIVE SITE PLAN	PRIORITY
1	The United Limb & Brace Company, Inc. 15 Berkeley Street	Mfg. of prosthetic devices. 14 Employees	2 or 3 story building.	6,000	So. End displacee.
2	Production Enterprises, Inc. 255 Northampton Street	Auto repair, tire exchange, auto parts retailer and wholesaler.	3 story automotive service center with redeveloper and several other displaced auto repair and equipment concerns as tenants and/or owners of portions of the premises.	35,000	So. End displacee.
3	Wm. Gens & Son, Inc. 375 Northampton Street	Electrical contracting concern.	Warehouse and office building for redeveloper and affiliated electrical wholesaler (Loman Elec.).	23,000	So. End displacee.
4	Havelock Machine Co., 151 Berkeley Street	Machine tool manufacturing	2 story building to be occupied by the redeveloper on first floor and tenant on second floor.	6,000	So. End displacee. (from Parcel 31)

NO.	NAME	TYPE OF BUSINESS	PROPOSAL	LAND AREA ALLOCATED BY TENTATIVE SITE PLAN	PRIORITY
5	Canner's Furniture, Inc. 740 Washington Street	Retail furniture store with a wide clientele in the S. E. area.	3 story building.	22,000	So. Cove Displacee
6	Leathertone, Inc. 120 Potter Street, Cambridge	Mfg. of plastic products. 40 Employees	2 story building to be occupied by redeveloper on the first floor and a tenant on the second floor.	20,000	NASA diaplancee. (previously displaced twice by public action from Boston locations)
7	Building-Trades Mart Associates	Joint venture of Frank Gluzband, Leonard Freed, Lawrence J. Sperber Norman J. Glover and Suffolk Electrical Co., Inc.	<u>4 story building:</u> 1st flr-display of building materials and equipment; 2nd flr-Suffolk Electrical Co., Inc. (electrical contractor); 3rd and 4th flrs-office space for contractors, architects and engineers.	23,000	No priority.

HARRISON AVENUE



LEGEND
Building Area
Service Area
& Open Space

PERRY STREET

EXISTING

GENS & SON
23,000 sq ft

HAVELOCK
MACHINE
6,000 sq ft

UNITED LIMB
6,000 sq ft

CANNERS
FURNITURE
22,000 sq ft

PRODUCTION
ENTERPRISES
35,000 sq ft

BUILDING
TRADES
MART
23,000 sq ft

LEATHERTONE INC.
20,000 sq ft

WASHINGTON STREET

PEDESTRIAN EASEMENT

DOVER STREET
PEDESTRIAN EASEMENT

SPACE ALLOCATIONS OF TENTATIVE SITE PLAN
(in Thousands of Square Feet)

	1	2	3	4	5
<u>Developer</u>	<u>Building Site</u>	<u>No. Stories Planned</u>	<u>Gross Floor Area</u>	<u>Service Area</u>	<u>Total Land Area Allocated (columns 1 + 4)</u>
Un'ed Limb & Brace	5	2	10	1	6
Production Enterprises	22	3	66	13	35
Gens & Sons	14	Warehouse-1 Office -2	16	9	23
Havelock Machine	5	2	10	1	6
Canner's Furniture	10	3	30	12	22
Leathertone, Inc.	14	2	28	6	20
Building Tras Mart	8	4	32	15	23
Approximate Total Area of Parcel					135

MEMORANDUM

August 2, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: SOUTH END PROJECT (MASS. R-56)
PARCEL 31
SUMMARY: TENTATIVE DESIGNATION OF SEVEN (7)
DEVELOPERS FOR SOUTH END PARCEL 31

On February 16, 1967, the Authority authorized advertisement of South End Parcel 31 for industrial and commercial use, with a cut-off date of May 12, 1967, for the submission of letters of intent.

The Authority's Design staff has made a preliminary space analysis of the proposals submitted, and believes that it will be possible to accommodate all of the companies*, provided they engage a coordinating architect and work together to plan a more intensive use of this limited in-town space than would be contemplated on the fringes of the city.

All of the companies listed on the attached sheet, which are recommended for tentative designation by the Authority as developers of Parcel 31, except one, enjoy a priority under the South End Plan. Four are South End Project displacees (and one of the four would provide rental space for several other South End displacees); one is a South Cove Project displacee, and one is a Cambridge N.A.S.A. displacee who was twice previously displaced by public action from Boston locations.

The Authority's Design staff has prepared a site plan, which is also attached, to demonstrate the feasibility, with respect to space, of development of the parcel by the recommended developers. The site plan, which is diagrammatic and tentative only at this time, may be expected to undergo considerable revision in the hands of a coordinating architect, subject to Authority approval.

The attached plan represents the best estimate at this time for an efficient use of the space. The general concept which it sets forth will necessitate careful architectural coordination, and a willingness on the part of the redevelopers, in some cases, to place their parking spaces under or in their respective buildings, steps which will cause somewhat higher development costs for this desirable location (though not prohibitively higher costs, it is believed).

The recommended attached Resolution would make the tentative designation subject to appointment by the developers of a coordinating architect, and to acceptance by the developers of a site plan which substantially accomplishes the space conservation and design objective features of the attached B.R.A. prepared site plan.

The attached Vote also requires that the first stage design submission (site plan and elevations) be presented for the Authority's approval within one hundred twenty (120) days.

Since Parcel 31 is scheduled for acquisition during the first half of 1968, there will be ample time for a careful working out of the design and business details for this development.

This proposal for Parcel 31 would accomplish an intensive development of urban industrial land in a manner which would accommodate a number of displaced businesses, and would provide a high tax yield over the years.

Adoption of the attached Resolution is hereby recommended.

* Excluding: (i) Northeastern Electric Company, which, with its full approval, has been approved as redeveloper on another parcel, and (ii) five other concerns which did not respond to requests to follow up their initial expressions of interest with definite proposals and supporting information.